

WILLIAM J RUSH ESN HUD-1 UNIFORM SETTLEMENT STATEMENT				PAGE 01 OMB Approved No. 2502-0225	
B. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		SETTLEMENT STATEMENT			
E. TYPE OF LOAN		6. File Number:	7. Loan Number:		
J. Coop. Units - 1, VA		2. FHA	3. FmHA	4. Conventional	
		5. Corp. Inv.		6. Mortgage Insurance Case Number	
C. NOTE: This form is intended to give you a statement of actual settlement costs. Amounts paid to and by the Settlement Agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. NOTE: TIN = Taxpayer's Identification Number					
D. NAME AND ADDRESS OF BORROWER: ANN CAPAZZI 18 EASTBROOD ROAD HARRINGTON PARK, NJ 07640		E. NAME, ADDRESS AND TIN OF SELLER: RALPH DAY 666 CLOSTER DUCK ROAD CLOSTER, NJ 07624	F. NAME AND ADDRESS OF LENDER: LIGHTHOUSE MORTGAGE SERVICE COMPANY, INC. 2600 PHILMONT AVENUE, SUITE 100, HUNTINGDON VALLEY, PA 19006		
G. PROPERTY LOCATION: 666 CLOSTER DUCK ROAD CLOSTER, NJ 07624		H. SETTLEMENT AGENT NAME, ADDRESS AND TIN: William J. Rush, Esq. 10 STUYVESANT Avenue, Lyndhurst, NJ 07071	I. PLACE OF SETTLEMENT 1. SETTLEMENT DATE LOT: 23 BLOCK: 2404 10 STUYVESANT AVENUE LYNDHURST, NEW JERSEY 07071 02/28/2007		
J. SUMMARY OF BORROWER'S TRANSACTION					
K. SUMMARY OF SELLER'S TRANSACTION					
101. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:			
101. Contract price:		915,000.00	401. Contract price:	915,000.00	
102. Personal property:		402. Personal property:			
103. Settlement charges to buyer (Line 1400)		9,700.68	403.		
104.		404.			
105.		405.			
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance			
106. City/town taxes		406. City/town taxes			
107. County taxes		407. County taxes			
108. Assessments		408. Assessments			
109.		409.			
110.		410.			
111.		411.			
112.		412.			
120. GROSS AMOUNT DUE FROM BORROWER		924,700.68	420. GROSS AMOUNT DUE TO SELLER	915,000.00	
130. AMOUNT PAID BY SELLER IN BEHALF OF BORROWER:					
500. REDUCTIONS IN AMOUNT DUE TO SELLER:					
201. Deposit or earnest money		501. Excess deposit			
202. Prepaid interest on new loan (a)		502. Settlement charges to seller (Line 1400)	9,164.00		
203. Existing loan(s) held by seller (b)		503. Existing loan(s) held subject to			
204.		504. Payoff of first mortgage loan COUNTRYWIDE HQ	491,573.59		
205. 2ND MORTGAGE / PRI. NEEDS		505. Payoff of second mortgage loan			
206.		506.			
207.		507.			
208.		508.			
209.		509.			
Adjustments for items paid by seller		Adjustments for items paid by seller			
210. City/town taxes		510. City/town taxes			
211. County taxes		511. County taxes			
212. Assessments		512. Assessments			
213.		513.			
214.		514.			
215.		515.			
216.		516.			
217.		517.			
218.		518.			
219.		519.			
220. TOTAL PAID BY SELLER FOR BORROWER		719,561.25	520. TOTAL REDUCTION AMOUNT DUE SELLER	500,739.59	
140. CASH AT SETTLEMENT FROM/TODAY					
600. CASH AT SETTLEMENT FROM/TODAY					
301. Gross amount due from buyer (Line 120)		601. Gross amount due to seller (Line 420)	915,000.00		
302. Less amount paid by/ or borne by (Line 220)		602. Less reduction in amount due seller (Line 520)	500,739.59		
303. CASH FROM BORROWER		603. CASH TO SELLER	414,260.41		

SELLER'S STATEMENT
The information contained in Block E, G, H, and I and on line 401 (or, if line 401 is uncheckable, line 403 and 404) is important tax information and is being furnished to the Internal Revenue Service (the Seller's Certification). If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. You are required to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

(Seller's Signature) RALPH DAY

(Seller's Signature)

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03/07/2007 12:35 2007-21897

WILLIAM J RUSH

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SETTLEMENT CHARGES

700. TOTAL SALES BROKER'S COMMISSION based on sales \$ 915,000.00 F Division of Cx required, ALONG WITH as follows:		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT		
701. 5					
702. 3					
703. Contingencies as in Settlement					
704.					
800. ITEMS PAID IN CONNECTION WITH LOAN					
801. Loan Origination Fee					
802. Loss Disposal	\$				
803. Attorney Fees to IVY MORTGAGE		525.00			
804. Credit Reporting to IVY MORTGAGE		50.00			
805. Lender's Insurance Premium					
806. COMMITMENT FEE TO LIGHTHOUSE MORTGAGE SERVICE COMPANY, INC.		435.00			
807. FLOOD DETERMINATION FEE TO LIGHTHOUSE MORTGAGE SERVICE COMPANY		9.00			
808. TAX SERVICE FEE TO LIGHTHOUSE MORTGAGE SERVICE COMPANY, INC.		89.00			
809. APPLICATION FEE TO IVY MORTGAGE		375.00			
810. YEP PD BY LIGHTHOUSE TO IVY MORTGAGE (POC) -36750.00					
811.					
812.					
813.					
800. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest from 03/28/2007-03/01/2007 @ \$142.969 per day		142.97			
902. Mortgage interest @ POC sum for					
903. Hazard insurance Premium after					
904.					
905.					
1000. RESERVES DEDUCTED WITH LENDER					
1001. Hazard Insurance @ 1.1% / month(s) @ \$112.21 per month		336.75			
1002. Mortgage interest					
1003. City Property Taxes					
1004. County Property Taxes, month(s) @ \$879.97 per month		3,519.88			
1005. Annual insurance premium					
1006.					
1007.					
1008. Attorney fees subject to Settlement		-879.97			
1100. TITLE CHARGES					
1101. Settlement or closing fee to					
1102. Attorney or title search					
1103. Title Examination fee to					
1104. Title insurance fee to					
1105. Document recording fee to EAST COAST TITLE SERVICES, LLC.		500.00			
1106. Notary fees to					
1107. Attorney fees to WILLIAM J. RUSH, ESQ. (includes title services)		500.00			
1108. Title insurance to EAST COAST TITLE SERVICES, LLC. (includes title services)		3,948.05			
1109. Lender's coverage @ \$15000.00					
1110. Owner's coverage @ \$15000.00					
1111. COURIER EXP TX UPS		150.00			
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording fees	Recd \$ 150.00	Monetary \$ 350.00	Release \$ 75.00	500.00	75.00
1202. City/County recorder fee	Recd \$	Monetary \$			
1203. State recorder fee	Recd \$	Monetary \$			
1204. Realty Transfer Fee	Recd \$	Monetary \$			
1205.					
1206.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey to					
1302. Port expenses to					
1303. BOROUGH OF CLOUTER, 1ST QTR. 2007 (PAID) -92639.91					
1304.					
1305.					
1306.					
1400. TOTAL SETTLEMENT CHARGES (enter on page 101, Section I and 502, Section K)			9,700.68		9,164.00

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made by me, my agent or by me in this transaction. I further certify that I received a copy of the HUD-1 Settlement Statement.

Seller
Ralph Day

Borrower
William J. Rush

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds disbursed or to be disbursed by the undersigned as part of the settlement of this transaction.

Settlement Agent William J. Rush, Esq.

WARNING: It is a crime to lawfully make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

EASY SOFT 2005 Previous editions are obsolete

02/28/2007